

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, October 26, 2011

Town Hall, Conference Room L101, Lower Level
**Enter at "Government Center" door near Dispatch Office*
131 Cedar Street, Newington, CT 06111
7:00 p.m.

A G E N D A

I. ROLL CALL

II. PUBLIC HEARINGS

- A. Petition 28-11 – 3573 Berlin Turnpike at corner of Rowley Street, known as Maguire Sports Bar, Brown Realty LLC owner, contact James Brown 59 Cove Road, Lyme, CT 06371. Request for Special Exception Section 3.19 and 3.15.4 restaurant use with drive through window service, PD Zone District. Continued from October 12. 2011.
- B. Petition 29-11 – 3573 Berlin Turnpike at corner of Rowley Street, known as Maguire Sports Bar, Brown Realty LLC owner, contact James Brown 59 Cove Road, Lyme, CT 06371. Request for Special Exception Section 3.19 restaurant use PD Zone District. Continued from October 12. 2011.

III. PUBLIC PARTICIPATION (relative to items not listed on the Agenda-each speaker limited to two minutes)

IV. MINUTES

October 12, 2011 - Regular Meeting

V. COMMUNICATIONS AND REPORTS

- A. 8-24 Referral Report – Street Acceptance Barkledge Drive and Sterling Drive. Continued from October 12, 2011.

VI. NEW BUSINESS

- A. Petition 30-11 - 3573 Berlin Turnpike at corner of Rowley Street, known as Maguire Sports Bar, Brown Realty LLC owner, contact James Brown 59 Cove Road, Lyme, CT 06371. Request for Site Plan Development, Section 5.3 for multiple building commercial plaza and waiver of front yard green space setback, Section 6.10.4 (B). Inland Wetlands Agency Report required. Continued from October 12. 2011.

VII. OLD BUSINESS

- A. Petition 12-11 – Toll Brothers, 53 Church Hill Road Newtown, CT 06460 applicant, Balf Company owner request for Special Permit Section 6.8 Zoning Regulations for open space subdivision, 71 lots single family homes, 73.7 acres for property north of Old Highway and west of Russell Road, Assessor's Map Block Lot No. 11/329/000, R-20 Residential Zone District. Public Hearing Closed August 24, 2011. Sixty-five day decision period ends October 28, 2011. Continued from October 12, 2011. Inland Wetlands Report received.
- B. Petition 13-11 – Toll Brothers, 53 Church Hill Road Newtown, CT 06460 applicant, Balf Company owner request approval for open space subdivision development, 71 lots single family homes, 73.7 acres for property north of Old Highway and west of Russell Road, Assessor's Map Block Lot No. 11/329/000, R-20 Residential Zone District. Public Hearing Closed August 24, 2011. Sixty-five day decision period ends October 28, 2011. Continued from October 12, 2011. Inland Wetlands Report received.
- C. Petition 27-11 – Hayes Kaufman Newington Associates, LLC applicant, represented by Attorney Mark S. Shipman 20 Batterson Park Road, Farmington, CT 06032 request for Zoning Regulations amendment Section 3.11.7 to permit by Special Exception approval "Fueling Station." Public hearing closed October 12, 2011. Sixty-five day decision period ends December 16, 2011.

VIII. PETITIONS FOR SCHEDULING (TPZ November 9, 2011 and November 21, 2011)

- A. Petition 31-11 – 54 Pane Road Mike's Auto Service, Michael Gronski owner, Bianca Signs Inc., applicant 99 Newington Avenue New Britain, CT 06051 request for Special Exception Section 6.2.4 Ground Sign PD Zone District. Schedule for public hearing November 9, 2011.
- B. Petition 32-11 – 256 New Britain Avenue, Bel-Air Manor, Dr. Robert Sbriglio owner, Bianca Signs, Inc. 99 Newington Avenue New Britain, CT 06051 applicant, request for Special Exception Section 6.2.4 Ground Sign B-Business Zone District. Schedule for public hearing November 9, 2011.
- C. Petition 33-11 – 2385 Berlin Turnpike Puerto Villarta Restaurant LLC owner and applicant, contact Juan Carlos Rodriguez, 2385 Berlin Turnpike Newington, CT 06111, request for site plan modification parking expansion and waiver landscape buffer, Berlin Turnpike Business Zone, B-BT District. Schedule for presentation November 9, 2011.
- D. Petition 34-11 – Request for Zone Regulation amendment to add Section 3.15.8 Crematories regulated by Special Exception. Nutmeg State Crematorium, LLC applicant, represented by Attorney Vincent F. Sabatini One Market Square,

Newington, CT 06111. Referral to Capitol Region Council of Governments required for inter-town advisory review. Schedule for public hearing November 21, 2011.

- E. Petition 35-11 – 151 Kitts Lane, Nutmeg State Crematorium, LLC applicant, represented by Attorney Vincent F. Sabatini One Market Square, Newington, CT 06111, request for Special Exception for crematorium use at 151 Kitts Lane, Berlin Turnpike Business Zone, B-BT District. Schedule for Public Hearing November 21, 2011.
- F. Petition 36-11 – 151 Kitts Lane, Nutmeg State Crematorium, LLC applicant, represented by Attorney Vincent F. Sabatini One Market Square, Newington, CT 06111, request for site plan modification for crematorium use, Berlin Turnpike Business Zone, B-BT District. Schedule for presentation November 21, 2011.

IX. REMARKS BY COMMISSIONERS

X. STAFF REPORT

XI. PUBLIC PARTICIPATION

(For items not listed on agenda)

XII. CLOSING REMARKS BY CHAIRMAN

XIII. ADJOURNMENT

Submitted,

Edmund J. Meehan, Town Planner